

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 100140

# PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that PAGANO JEAN WALLACE REVOCABLE TRUST/Bob Zuke  
has permission to build egress in rear from first floor to grade adding door form rear stairs to access egress - install four fire doors  
AT 817 CONGRESS ST CBL 053 C034001

MAR 26 2010

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Gauthier  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

SCANNED

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0140	Issue Date:	CBL: 053 C034001
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<b>Location of Construction:</b> 817 CONGRESS ST	<b>Owner Name:</b> PAGANO JEAN WALLACE REV	<b>Owner Address:</b> 11 LITTLE BEAR PATH	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Bob Zuke	<b>Contractor Address:</b> 128 Log Cabin Road Arundel	<b>Phone:</b> 2074689866
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	<b>Zone:</b> B-2b

<b>Past Use:</b> Multi-unit building -12 units	<b>Proposed Use:</b> Multi-unit building -11 units (change of use permit #10-0198) build egress in rear from first floor to grade adding door from rear interior stairs to access egress - install four fire doors	<b>Permit Fee:</b> \$120.00	<b>Cost of Work:</b> \$10,000.00	<b>CEO District:</b> 2	
<b>Proposed Project Description:</b> build egress in rear from first floor to grade adding door from rear interior stairs to access egress - install four fire doors		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	<b>INSPECTION:</b> Use Group: R-2 Type: 5B IBC 2003		
		<b>Signature:</b> (KG)	<b>Signature:</b> (Signature)		
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		<b>Signature:</b> <b>Date:</b>			

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 02/17/2010	<b>Zoning Approval</b>		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>using section 14-440 for rear setback</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: 3/16/10	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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**PERMIT ISSUED**

MAR 26 2010

City of Portland

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

  X   Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

  X   Framing and final inspection required at completion of work. All framing should be visible so inspections can occur at the same time.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

PERMIT ISSUED

MAR 26 2010

City of Portland

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 10-0140	<b>Date Applied For:</b> 02/17/2010	<b>CBL:</b> 053 C034001
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<b>Location of Construction:</b> 817 CONGRESS ST	<b>Owner Name:</b> PAGANO JEAN WALLACE REV	<b>Owner Address:</b> 11 LITTLE BEAR PATH	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Bob Zuke	<b>Contractor Address:</b> 128 Log Cabin Road Arundel	<b>Phone:</b> (207) 468-9866
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

<b>Proposed Use:</b> Multi-unit building -11 units (change of use permit #10-0198) build egress in rear from first floor to grade adding door form rear stairs to access egress - install four fire doors	<b>Proposed Project Description:</b> build egress in rear from first floor to grade adding door form rear stairs to access egress - install four fire doors
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 03/16/2010

**Note:** Permit #10-0198 has been applied for to change the use of the building from 12 dwelling units to 11 dwelling units.      **Ok to Issue:**

- Egress stairs not meeting the rear setback - OK under section 14-440.
- 1) Section 14-440 allows the egress stairs to encroach into required setback as long as the egress is the minimum size required to meet code.
  - 2) With the issuance of permit #10-0198 and the certificate of occupancy, this property shall remain an eleven (1) family dwelling. Any change of use shall require a separate permit application for review and approval.
  - 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 03/26/2010

**Note:**      **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 03/17/2010

**Note:**      **Ok to Issue:**

- 1) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 2) All construction shall comply with NFPA 1 and 101.
- 3) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.

**PERMIT ISSUED**

MAR 26 2010

City of Portland

**Comments:**  
2/17/2010-amachado: Sent Keith an email. I need to talk to him about this fire escape.  
3/1/2010-amachado: Met with Rick Stevens at the counter. He said that he would submit revised drawings to put the door and landing in on the first floor rear of the building to create the second means of egress. I also gave him the change of use application to change the use from 12 units to 11 units.

<b>Location of Construction:</b> 817 CONGRESS ST	<b>Owner Name:</b> PAGANO JEAN WALLACE REV	<b>Owner Address:</b> 11 LITTLE BEAR PATH	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Bob Zuke	<b>Contractor Address:</b> 128 Log Cabin Road Arundel	<b>Phone</b> (207) 468-9866
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

3/3/2010-amachado: Rick Stevens submitted revised plans to show a fire door to a landing and stairs coming off from the rear of the building at the first floor level of the existing internal stairway.

3/4/2010-amachado: Spoke to Rick Stevens. Need a rear elevation that shows exactly where the fire door will be and what the distance is from grade to the landing. Needs to accurately show how many stairs are needed to grade and what their dimensions are. Also need to know what the actual footprint will be and what the rear and side setbacks will be to the stairs & landing. Needs to update job description to reflect what he actually will be doing.

2/18/2010-amachado: Spoke to both Keith Gautreau and Ben Wallace. Both said that there is an existing stairway in the rear of the building that goes to the basement. They said that a door to the outside from that set of stairs could be installed at ground level to create direct access to the outside. They also said that the building only has eleven dwelling units in it. If it has 12 then a fire alarm system has to be installed. Keith said that the property manager is Michele Laverriere..

2/24/2010-amachado: Spoke to Michele Laverriere. Told her that the ordinance does not allow an open set of stairs to be built above the ground floor. She asked me to call Rick Stevens. I asked her about the number of units in the building. She said that there are eleven and that they will be submitting a change of use permit to go from 12 units to 11.

2/24/2010-amachado: Spoke to Rick Stevens. Explained that couldn't have open stairs above the ground floor unless meet criteria of section 14-440. According to Ben Wallace, interior stairs exist. Need to put door to exterior from the first floor. Rick said that he would be in tomorrow.

3/16/2010-amachado: Received revised information for egress



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>819 Congress St. Portland, ME</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>053      C      034</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Jean Pagano</u> Address <u>11 Little Bear Patch</u> City, State & Zip <u>Ormond, FL</u>	Telephone:  <u>386-673-6391</u>
Lessee/DBA (If Applicable)  <b>RECEIVED</b>  <b>MAR 16 2010</b>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>7,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
<b>Dept. of Building Inspections</b> Current legal use (i.e. single family) <u>City of Portland</u> <u>Apartment Building</u> Number of Residential Units <u>11, legally 12</u> If vacant, what was the previous use? <u>Not Vacant</u> Proposed Specific use: <u>1</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Install/Build Exit to grade in rear of building, install four fire rated doors.</u>		
Contractor's name: <u>Bob Zuke</u>		
Address: <u>125 Log Cabin Road</u>		
City, State & Zip <u>Arundel, Me. 04046</u>		Telephone: <u>207-468-9866</u>
Who should we contact when the permit is ready: <u>Rick Stevens</u>		Telephone: <u>207-286-6335</u>
Mailing address: <u>808 Portland RD SACO, Me. 04072</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Rick Stevens Date: 2/16/10

This is not a permit; you may not commence ANY work until the permit is issued



# General Building Permit Application

See revised application 3/16/10

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>819 Congress St. Portland, ME.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>053      C      034</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Jean Pagano</u> Address <u>11 Little Bear Path</u> City, State & Zip <u>Ormond, FL.</u>	Telephone:  <u>386-673-6391</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Apartment Building</u> Number of Residential Units <u>11, legally 12</u> If vacant, what was the previous use? <u>Not Vacant</u> Proposed Specific use: <u>Build Fire escape for unit #6. Install 4 Fire rated Doors.</u> <span style="float: right;">p working on this issue</span> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Build Fire Escape stairs from 2nd floor to ground. This includes snow removal plan.</u>		
Contractor's name: <u>Bob Zuke</u>		
Address: <u>128 Log Cabin RD</u>		
City, State & Zip <u>Arundel, Me. 04046</u>		Telephone: <u>407-468-9866</u>
Who should we contact when the permit is ready: <u>Rick Stevens</u>		Telephone: <u>207-286-6335</u>
Mailing address: <u>808 Portland Road, Saco, Me. 04072</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

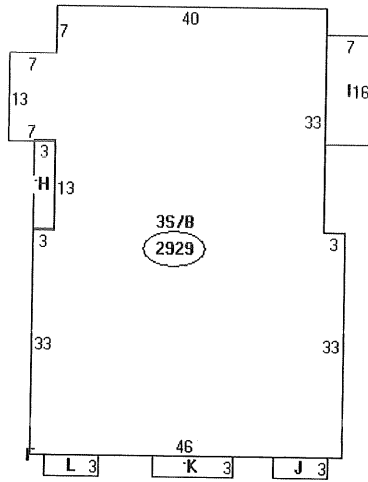
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Signature: Rick Stevens      Date: 2/10/10

RECEIVED  
FEB 17 2010  
Dept. of Building Inspections  
Portland, Maine

This is not a permit; you may not commence ANY work until the permit is issued



Descriptor/Area	Area
A:086	2977 sqft
B:011	3016 sqft
C:011	2929 sqft
D:011	2197 sqft
E:PORCH, ENCLOSED	120 sqft
F:PORCH COVERED	36 sqft
G:3S/B	2929 sqft
H:1S	39 sqft
I: 1S PORCH	112 sqft
J: 1S/B	24 sqft
K: 1S PORCH	36 sqft

L 24  


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~~3284~~  
 3164

$$40 \times 66 = 2640$$

$$3 \times 33 = 99$$

$$3 \times 33 = 99$$

$$7 \times 13 = 91$$


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Richard Stevens  
808 Portland Road  
Saco, Maine. 04072  
Phone: (207) 286-6335

RECEIVED

MAR 16 2010

Dept. of Building Inspections  
City of Portland Maine

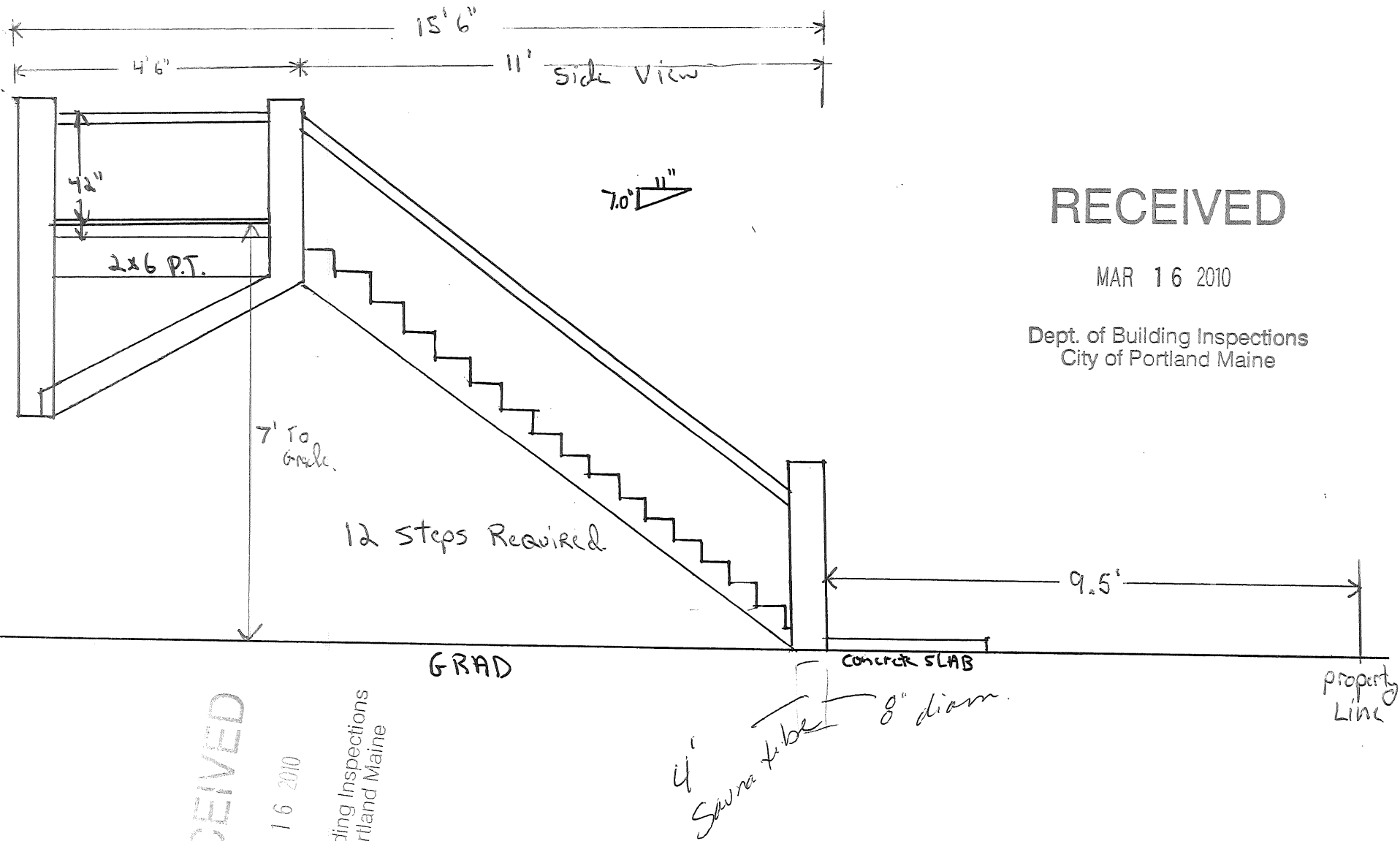
Place: 819 Congress Street, Portland Maine

Purpose: To provide egress for unit #6 and rest of building as directed to do so by the Portland Fire Department.

Job Description: Design build/install a back door from 1<sup>st</sup> floor in back of building onto a deck and a short run of stairs to grad for unit #6 and rest of building utilizing one platform with one set of stairs to grad, approximately 7 feet to grad. All work shall be completed in a safe manner and in keeping with all Applicable codes and directions. The following are the general guidelines which we will follow:

1. All wood utilized shall be of the pressure treated variety, (P.T.)
2. All joists shall be 2 x 8 P.T.
3. Decking shall be 5/4 x 6 P.T.
4. All corner post shall be 4 x 4 P.T.
5. All lag bolt utilized will be 1/2" or greater x 6 made of hot dipped galvanized or stainless steel, washers shall also be utilized. They will be going into existing wall studs.
6. Railings shall be 2 x 4 P.T and 1.5 x 1.5 inch square P.T. balisters 3 to 4 inch on center.
7. Railings shall be 42" from deck to top of railing. Rail edges shall be rounded.
8. Joist hangers shall be utilized as well as all other types of supports.
9. Decking and stair treads shall be secured utilizing exterior rated 2. 5 inch decking screws.
10. This entire rear exit shall be painted gray/stained when weather allows.
11. As directed by the Portland Fire Department Install four one hour fire rated doors. See there inspection report for locations.

NEW EGRESS DOOR & STAIRS OUT BACK OF 819 CONGRESS ST.



RECEIVED

MAR 16 2010

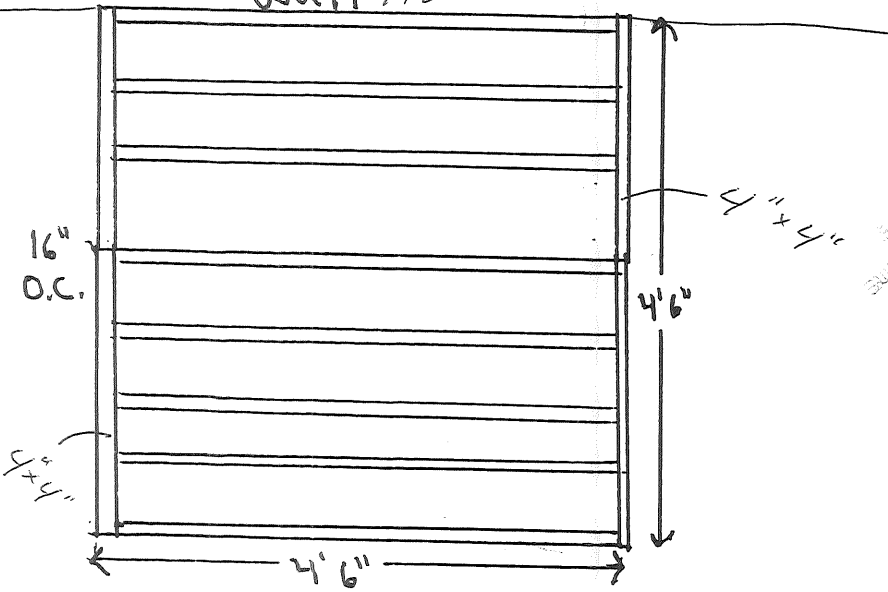
Dept. of Building Inspections  
City of Portland Maine

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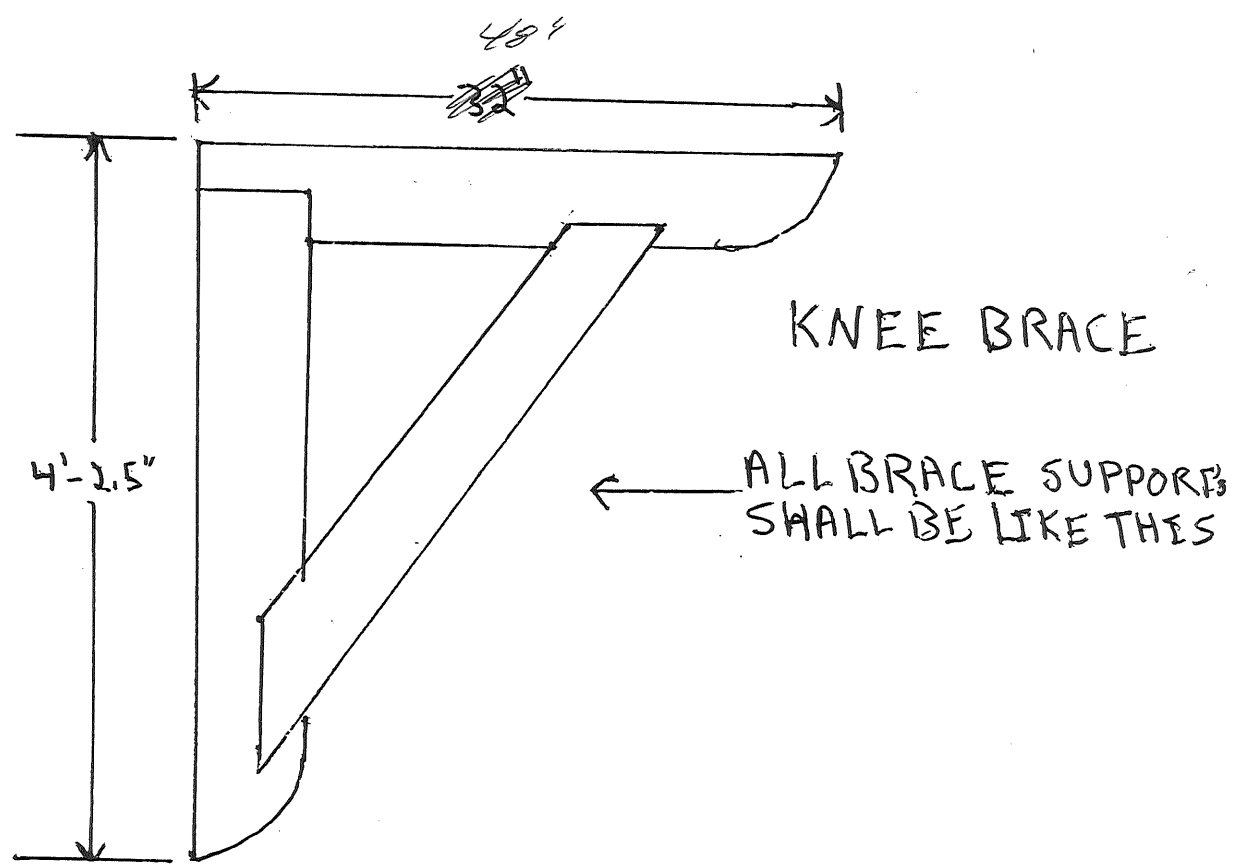
MAR 16 2010

Dept. of Building Inspections  
City of Portland Maine

BOTH UPPER & LOWER  
PLATFORMS  
wall House



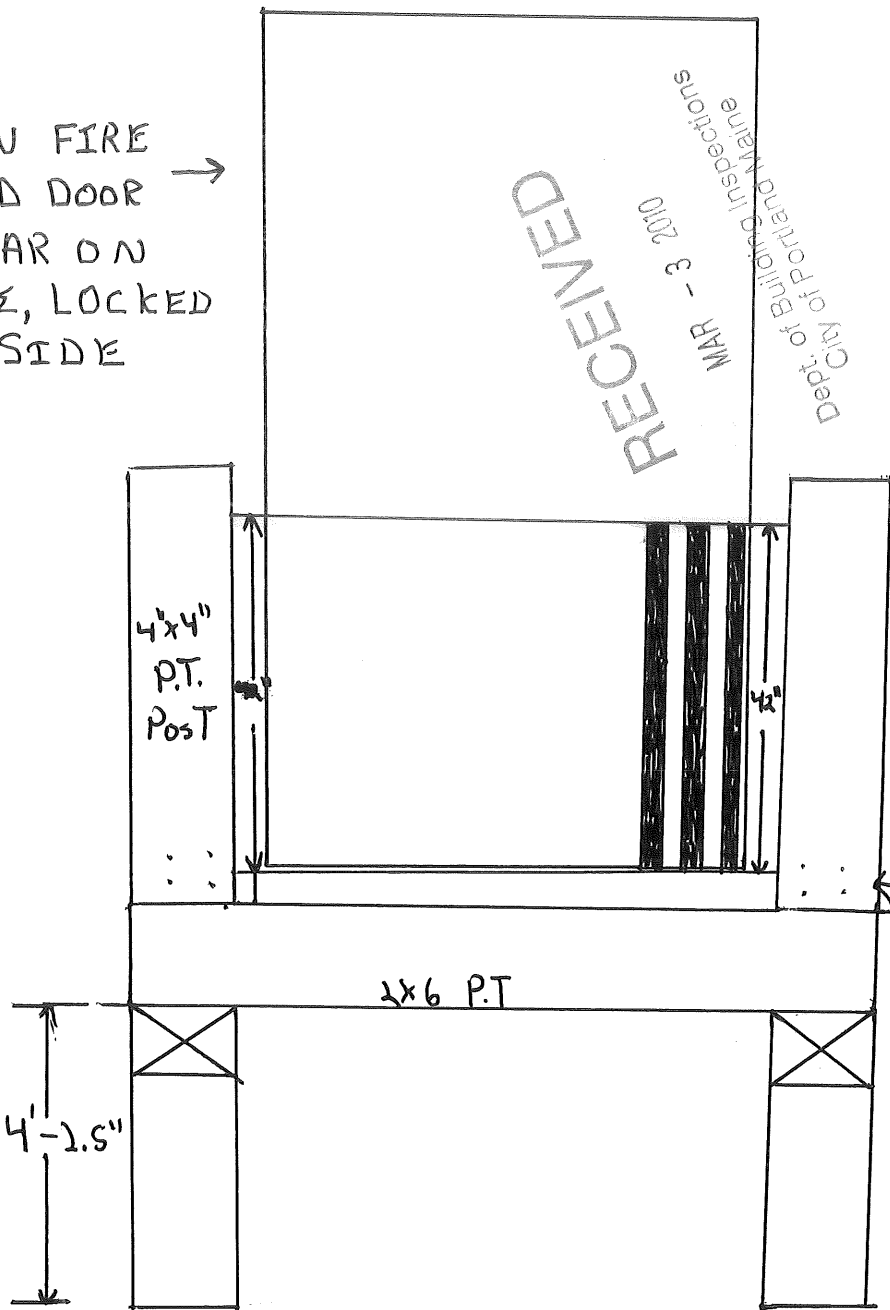
Dept. of Building Inspections  
City of Portland, Oregon  
MAN - 3 2000  
RECEIVED



819 CONGRESS ST

NEW EGRESS DOOR & STAIRS OUT OFF BACK OF 819 CONGRESS

NEW FIRE RATED DOOR →  
PUSH BAR ON INSIDE, LOCKED OUTSIDE



2x4 Top Rail  
w/ rounded over Edges

← 3 to 4 1/2" or greater  
lag screws, Hot dip  
Galvanized

4'-2.5"

2x6 P.T.

4x4 P.T. Post

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MAR 3 2010  
Dept. of Building Inspections  
City of Portland, Maine

2- 2x8 header  
for new opening

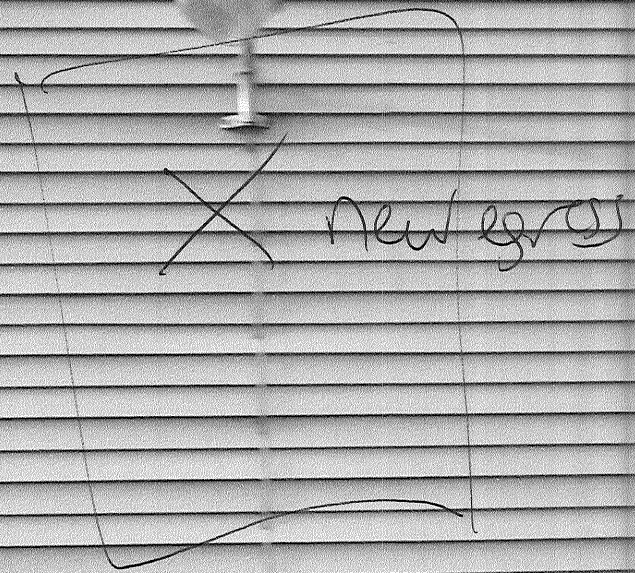
new egress

819  
Congress St



RECEIVED

Dept. of Planning & Inspections  
City of Orange, CA



10/1/11

819 Congress St

RECEIVED

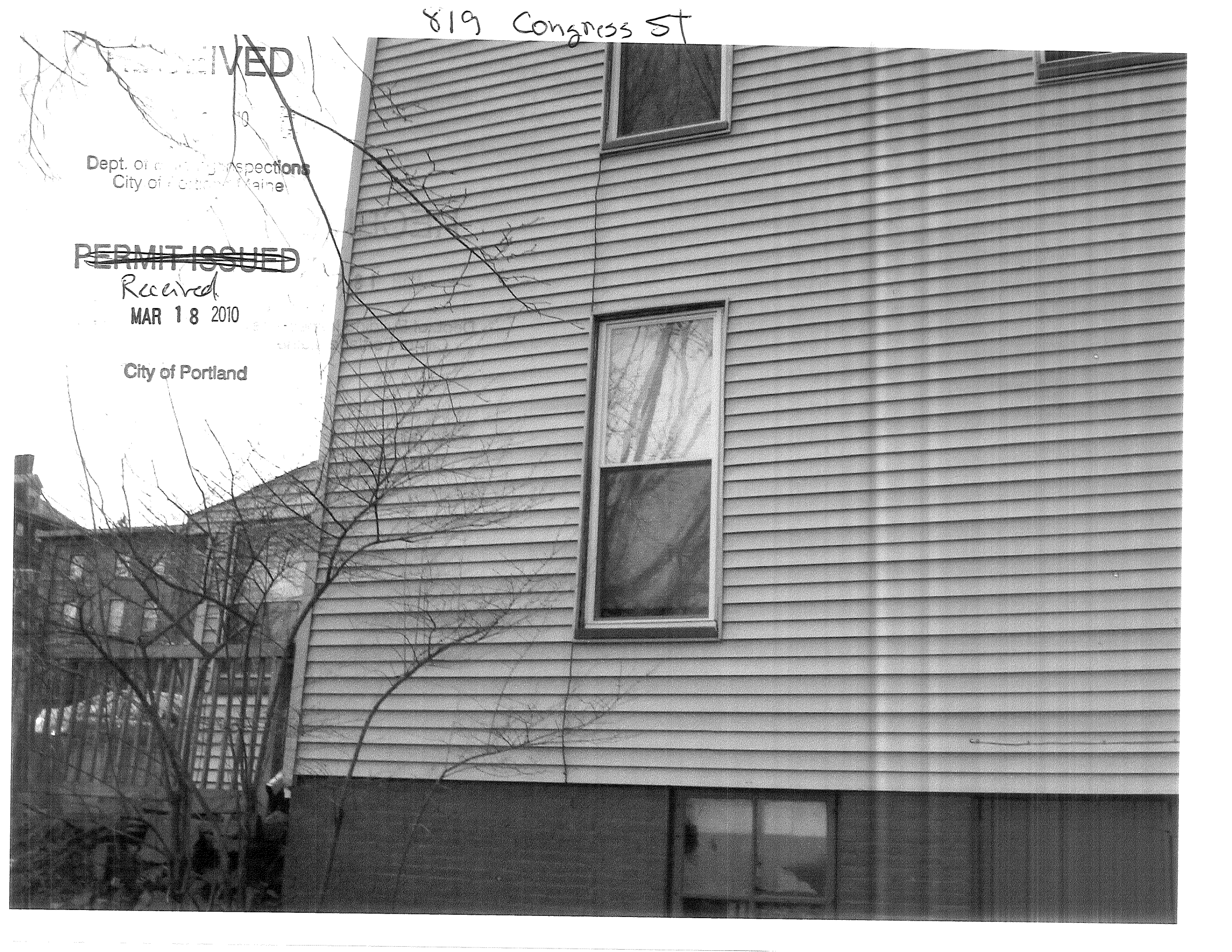
Dept. of Building Inspections  
City of Portland, Maine

~~PERMIT ISSUED~~

Received

MAR 18 2010

City of Portland





RECEIVED  
MAY 18 1968  
Dept. of Public  
City of

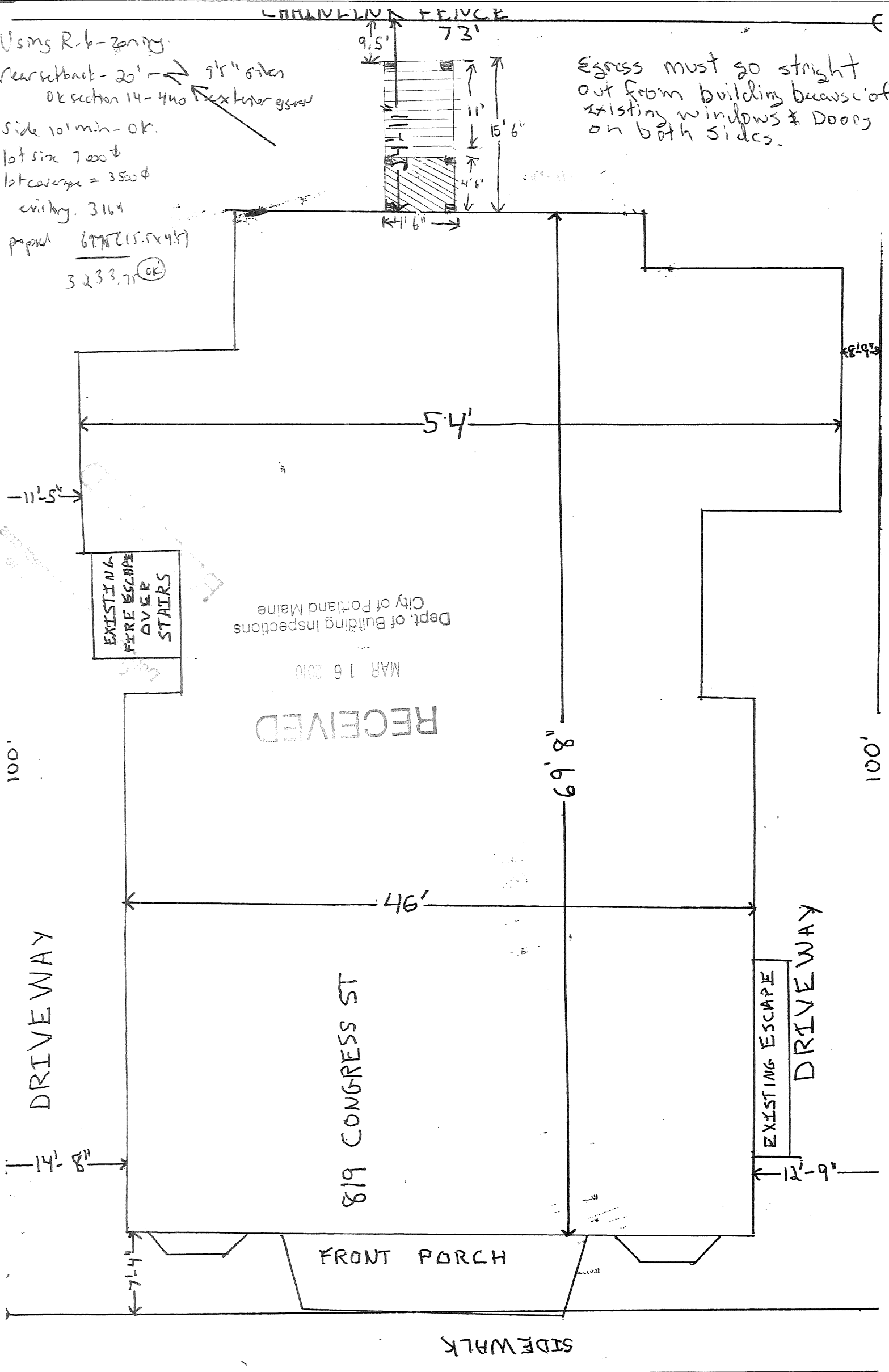
*New year*

LAUNDRY



Using R-b zoning  
 Rear setback - 20' → 9' 6" sides  
 OK section 14-440 → exterior egress  
 Side 10' min - OK  
 lot size 7,200 sq ft  
 lot coverage = 3,500 sq ft  
 existing 3164  
 proposed 6972 (15.5 x 457)  
 3233.71 (OK)

Egress must go straight out from building because of existing windows & doors on both sides.



RECEIVED  
 MAR 16 2010  
 Dept. of Building Inspections  
 City of Portland Maine

CONGRESS STREET

